



TOWN OF EAST HAMPTON

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Planning Department
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February 27, 2020

TO: Planning Board

FROM: Eric Schantz
Senior Planner

RE: Verizon @ Montauk Community Church Personal Wireless Service
Facility (PWSF) – Site Plan/Special Permit
SCTM# 300-49-2-13
850 Montauk Highway, Montauk

Last Review Date: Public hearing held on February 26, 2020

Items and Date Received: N/A

Background Information: Application has been made to construct a new Personal Wireless Service Facility (PWSF) consisting of: six (6) antennas, nine (9) remote radio heads, three (3) GPS units and associated cabling and equipment to be situated atop an existing church bell tower and concealed by a ~6' tall screening enclosure.

The parcel is zoned B: Residence and is situated on Montauk Highway and South Etna Place in Downtown Montauk. It contains a ~7,350 sq. ft. church with single-family residence and associated lighting, landscaping, parking and accessory structures. It is 100% cleared of naturally occurring vegetation. The church building dates back to 1929 making it historic by definition. However, it is not a designated Historic Landmark or Place.

Issues for Discussion:

Public Hearing

A public hearing was held on February 26, 2020. No members of the public spoke at the hearing and no letters have been received to date.

Office of Fire Prevention

By memorandum dated June 5, 2019 the Office of Fire Prevention stated that no further information would be required.

Approved Plans

- A survey prepared by George Walbridge Surveyors, P.C., dated revised April 22, 2019; a set of plans prepared by Structural Consulting Services, P.C., dated revised March 19, 2019 including: Site Plan, Project Information, Map and Notes (Z01), Roof Plan, Part Roof Plan at Upper Bell Tower, Antenna Dimensions (Z-2), Building Elevations (Z-3), Building Elevations (Z-4), Site Line Representations (Z-5), and Vicinity Plan (Z-6); a set of plans prepared by Stealth Go Unnoticed dated October 15, 2018 including: Title Sheet (T1), Notes and Specifications (N1), Notes and Specifications (N2), Assembly – Elevations (S1), Assembly – Elevations (S2), Assembly – Elevations (S3), and Steel Details (S4); a set of plans prepared by Structural Consulting Services, P.C., dated revised December 6, 2017 including: 1000' Radius Map (RM-1), and Adjoiners List (RM-2); and Visual Assessment and Photo-Simulations prepared by APT Engineering dated December 2018

Conditions of Approval

- Prior to the issuance of a certificate of occupancy, the applicants shall submit a certified report from a licensed professional demonstrating that the work has been performed in accordance with the approved plans and appropriate building codes.

Conclusion

In conclusion, should the Board agree, the application is ready for approval.

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Planning Board Consensus

Is the application ready for approval?

Additional comments: _____

Additional Board Comments:

